

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

September 18, 2012 – 9:00 a.m. – Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

#### Present:

Harold Brantley, Chair  
Sam Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

#### Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
Ravon Radmard, Executive Secretary  
James Grawe, Board Counsel

#### Absent:

Dorsey Hall, Board Member

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Sam Blackburn, second by Kathy Mayfield and the Board approved the August 24, 2012 minutes. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## EDUCATION

Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following course for fiscal year 2012-2013. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

(A) McKissock, LP

(1) FHA for Today's Appraiser – 7 hours of CE classroom

## CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Charles W. Blount, IV – Certified Residential – (OH)
- (2) Stephen Faherty – Certified General (OH)
- (3) Craig Huber – Certified General (TN)
- (4) Haleigh A. Jacobs - Associate
- (5) Amy J. Kamer – Associate
- (6) Richard Harold Pinkowski, Jr. – Certified General (AL)
- (7) William C. Waltenbaugh – Certified Residential (NY)

B. Approval – AMC Companies - Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following Appraisal Management Company list. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (1) Landmark Network, Inc - #97
- (2) Liberty One AMC, LLC - #98
- (3) Nationwide Property & Appraisal Services, LLC - #99
- (4) U.S. Real Estate Services, Inc. - #100
- (5) InHouse, Inc. - #101
- (6) Dwellworks Residential Services, LLC - #102

C. Charles Brown – Asset Management Outsourcing Services, Inc. – AMC Applicant with prior conviction. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the application. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 54 cases for 2012 have been filed.
- B. Investigator Report – The investigator informed there are five cases in progress and six additional to be assigned.
- C. Case No. 12-40 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- D. Case No. 12-08 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to dismiss the case. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- E. Case No. 12-22 – Russell Hornsby – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously agreed to accept the agreed order. Roll Call: Sam Blackburn – Abstain; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
  - (a) Hornsby shall complete a 15 hour National USPAP course with successful completion of examination and a 30 hour Sales Comparison & Market Analysis Course with successful completion of the examination and a 15 hour Report Writing course with successful completion of the examination. Said 60 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by December 1, 2012.
  - (b) Hornsby shall be fined the sum of \$1,000.00 with fine to be paid in two installments and total amount due prior to September 29, 2012.
  - (c) Hornsby agrees to have no trainees for three years from the date of the agreed order.
  - (d) Hornsby agrees to submit a log to the Board every 3 months for a period of two years.
  - (e) Hornsby agrees if the above items are not completed in the time noted, the respondents Kentucky Certified Residential Appraiser status will be automatically suspended for a period not less than 90-days or until all items of the agreed order shall be completed.
- F. Case No. 10-42 and 11-24 – Larry Halcomb – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to accept the agreed order. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Abstain; Kathy Mayfield – Yes
  - (a) Halcomb's certificate shall be suspended for a period of two (2) years from the date this agreed order is approved by the Board and executed by the

Board's designated member. Of the two (2) years, Halcomb shall serve fifteen (15) days active suspension beginning on October 1, 2012 through and including October 15, 2012, during which the Respondent shall not perform real estate appraising.

- (b) The remainder of the two (2) year suspension after the fifteen (15) days of active suspension of the Respondent's certificate shall be probated upon the terms of that Respondent comply with the terms and conditions of this agreed order.
- (c) Halcomb shall be fined the sum of \$4,000.00 with total amount due by November 1, 2012.
- (d) Halcomb shall complete a 15 hour National USPAP course with successful completion of examination and a 30 hour Sales comparison and Market Analysis Course with successful completion of the examination. Said 45 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by July 31, 2013.
- (e) Halcomb agrees to have no new Associate appraisers for three (3) years beginning July 1, 2012.
- (f) Halcomb agrees to submit a log to the board every three months for two years during which his certificate is on probation.
- (g) Halcomb agrees that the Board shall have the right to review files for a period of two years from the date of the agreed order.
- (h) If Halcomb fails to comply with any of the terms of this Agreed Order, the probated suspension shall go into effect, and Halcomb's certificate shall be suspended for the full period otherwise probated by this agreed order.
- (i) If Halcomb is found to have violated any of the statutory provisions set out in KRS Chapter 324A or any of the Board's regulatory requirements set out in 201 KAR Chapter 30, the probated suspension shall go into effect, and Halcomb's certificate shall, at a minimum, be suspended for the full period otherwise probated by this agreed order.

G. Board Hearing Discussions – Larry Disney reported that case 10-41, 11-02, 11-08 and 1—13 are outside of the 12 month completion goal. James Grawe provided the following updates of these and other case schedules.

- (1) 10-41 & 11-02 – Lin Bell – Schedule hearing possible mediation
- (2) 11-08, 12-13, 12-14, 12-15 – J. Rodney Williams – Extension of time given to respondent due to the death of a family member.
- (3) 11-13 – Thomas & Norman Christie – Hearing – No date at this time
- (4) 11-36 – Charles Walton – Respondent and his attorney are considering a hearing instead of a mediation.
- (5) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – Mediation or Hearing

## MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending August 2012
- B. Letter to Appraisal Subcommittee concerning appraisers who are on appealing suspension.
- C. ASC Revised Policy Statement request for comment – The Board advised Larry Disney to draft response on behalf of the Board.
- D. Motion by G. Herbert Pritchett, second by Sam Blackburn and Board voted unanimously to install a new phone line, DSL and wireless router in Board office. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to modify the investigator contract to give contract a \$2000 amount for travel for fiscal years 2012-2013 and 2013-2014. The Board agreed that the investigator will be reimbursed for his travel expenses at the AARO Fall conference in October. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. James Grawe will be review requirements for records retention schedule for cases presented to the Board.
- G. The Board commended Larry Disney on the public relations work he does for so many people with the appraisal business as well as the banking business. The Board appreciates all the work he has done and the work that Dennis Badger has done on behalf of the Board.
- H. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to reimburse travel expenses for James Grawe to attend the AARO conference in October 2012. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- I. ASC Compliance Review Dates – March 20-22, 2013
- J. October Board Meeting Discussion – October 24, 2012
- K. September 2012 Board Meeting – September 18, 2012
- L. November 2012 Board Meeting – November 20, 2012

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to adjourn the meeting. Roll Call: Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes



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Chair

Angie Thomas

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Staff Assistant